





Connells

Lapstone House Blackgrove Road Waddesdon Aylesbury

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for sale offers in excess of **£1,275,000**







Property Description

Connells are delighted to present this exceptional and substantial family home, set in a desirable semi-rural position on the outskirts of Waddesdon. Offering spacious and versatile accommodation throughout, the property is ideal for modern family living and multi-generational households.

Accessed via secure electric gates, the property benefits from a large private driveway, double garage, two reception rooms, a spacious family room, six bedrooms including a ground floor bedroom with en-suite wet room, and a utility room with access to a garden room and annex area. To the first floor are five further double bedrooms, a study/seventh bedroom, three en-suites, and a wraparound balcony enjoying stunning countryside views.

Outside, the impressive 100ft rear garden features panoramic views across the Quainton Hills, extensive lawns, a children's play area, stables, and a summer house, creating an outstanding outdoor space for family enjoyment and entertaining.

Located on the outskirts of the sought-after village of Waddesdon, the property is within easy reach of highly regarded schools, local shops, restaurants, public houses, healthcare facilities, and picturesque countryside walks. Aylesbury and Bicester are also nearby, offering excellent shopping, leisure facilities, and mainline rail services to London Marylebone.

Viewing is highly recommended to fully appreciate the size, flexibility, and stunning setting of this remarkable home.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Entrance Hall

Study/Family Room

Shower Room

Living Room

Dining Room

Utility Room

Kitchen/Breakfast Room

Bedroom THREE

Ensuite

Garden Room

Annex/Office

Wc/Bathroom

First Floor Landing

Bedroom One

Ensuite

Bedroom Two

Ensuite

Bedroom Four

Bedroom Five

Bedroom Six

Bathroom

Outside

Rear Garden

Impressive 100ft private rear garden with far reaching countryside views, children's play area, stables and summerhouse.

Summer House

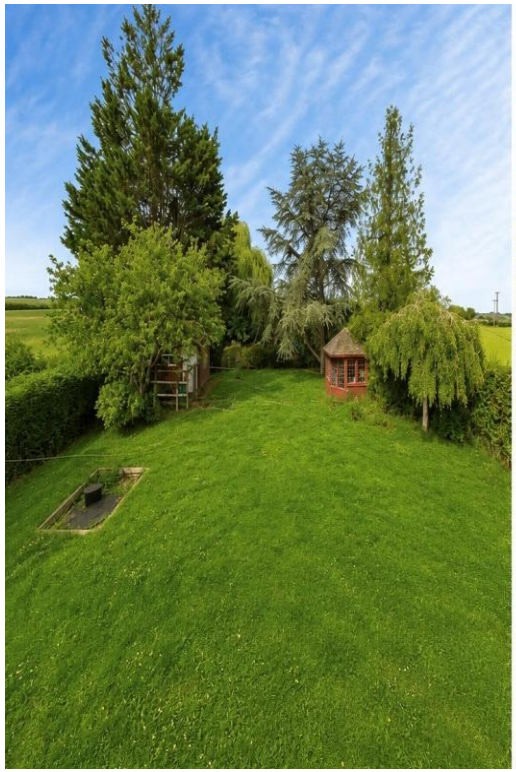
Barn

Garage

Up and over doors, power and light.

Parking

Driveway for multiple vehicles.













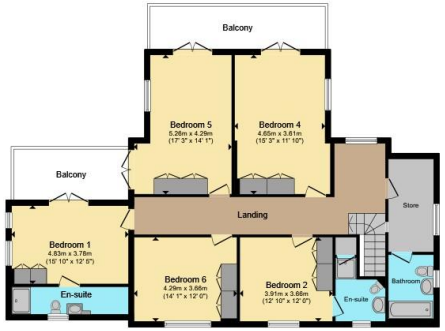




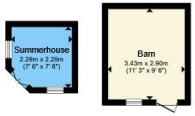




Ground Floor



First Floor



Outbuilding

Total floor area 321.8 m² (3,463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: F

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304862

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.